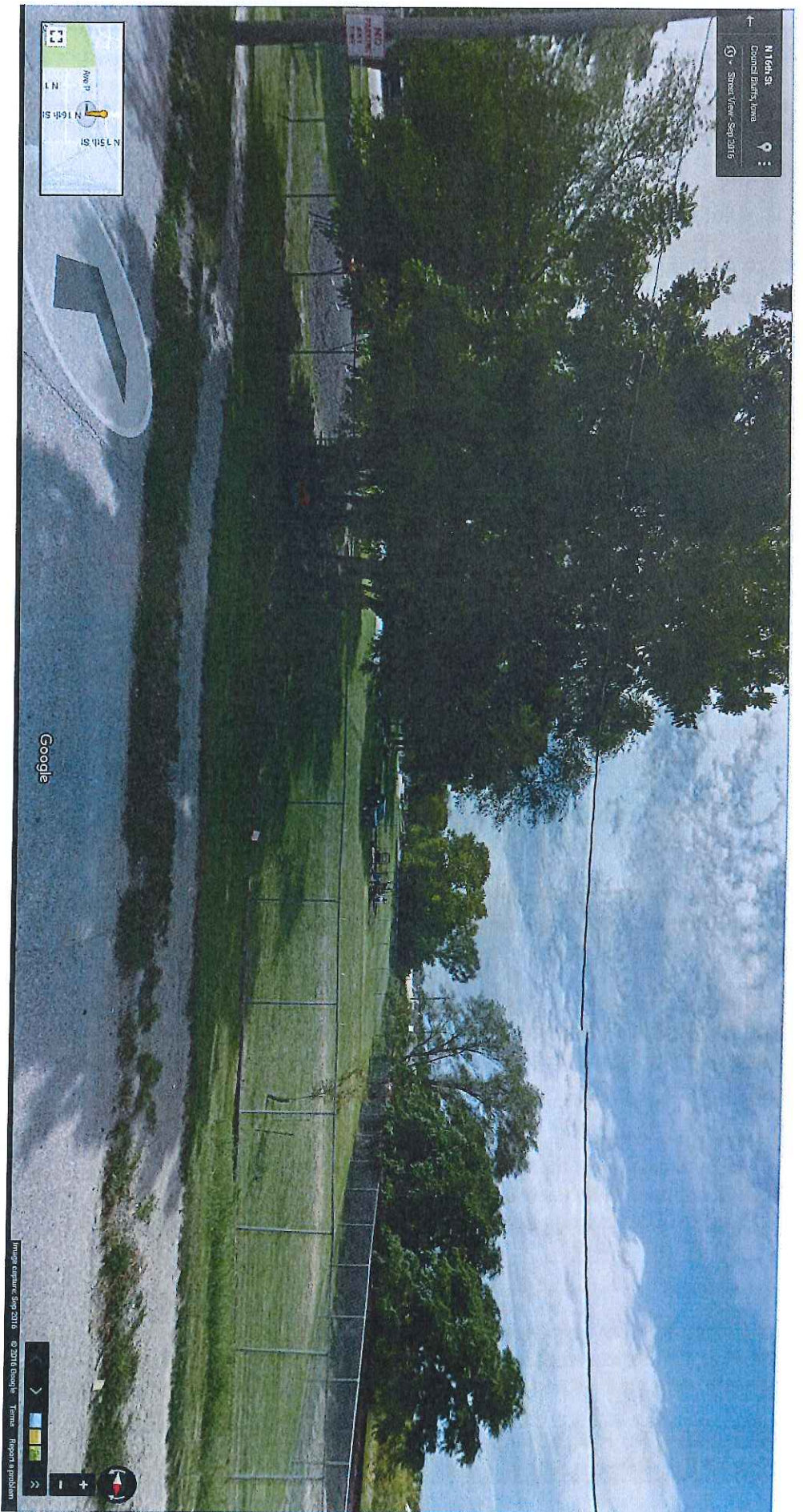
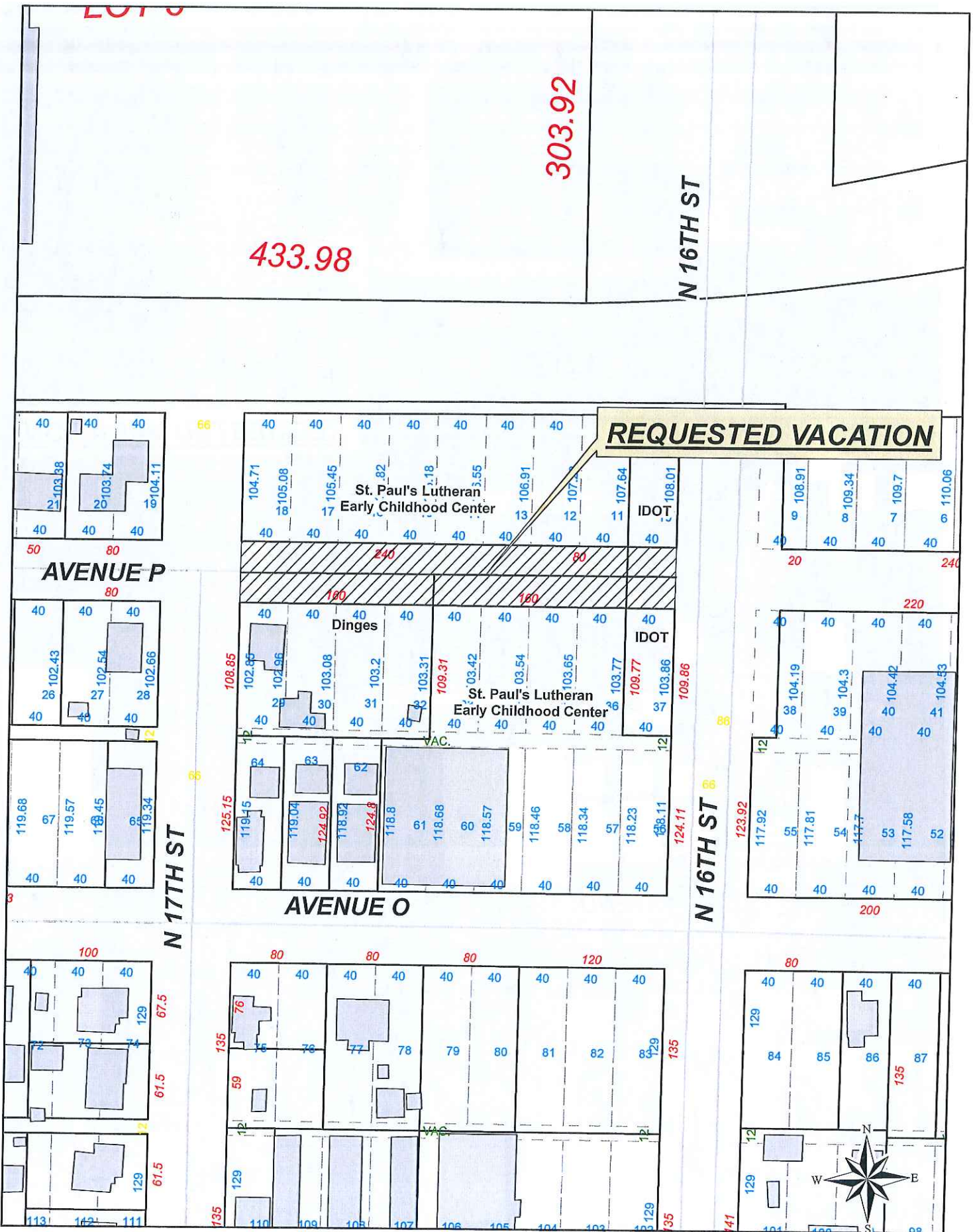


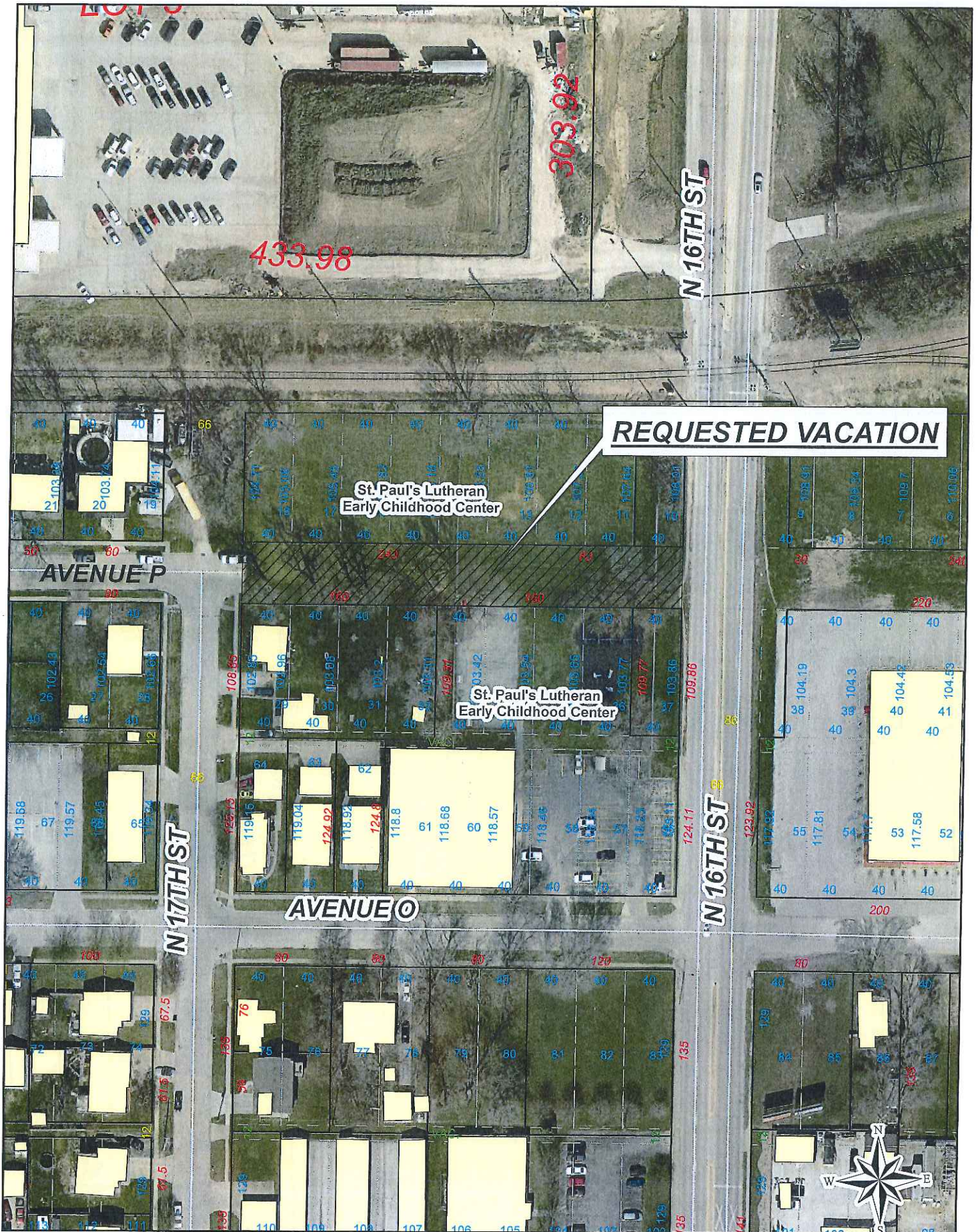
City Planning Commission

<p>Department: Community Development</p> <p>Case #SAV-17-001</p> <p>Applicant: St. Paul's Evangelical Lutheran Church Attn: Edward H. Hawks 239 Frank Street Council Bluffs, IA 51503</p> <p>Represented by: Steven H. Krohn Smith Peterson Law Firm 133 West Broadway Council Bluffs, IA 51503</p>	<p>Resolution of Intent No. _____</p> <p>Resolution to Dispose No. _____</p>	<p>Planning Commission: 01/10/17</p>
Subject/Title		
<p>Request of St. Paul's Evangelical Lutheran Church, represented by Steven H. Krohn, to vacate Avenue P right-of-way lying between North 16th and North 17th Streets and abutting Lots 10 through 18 and Lots 29 through 37, Belmont Addition.</p>		
Background		
<p>St. Paul's Lutheran Church is requesting vacation of the above described right-of-way so they can purchase their portion and combine it with their property abutting on the north and south which is the site of St. Paul's Lutheran Early Childhood Center. If vacated, the school would continue to use the right-of-way as a playground area.</p> <p>This portion of right-of-way is unopened, unimproved and not maintained by the City. It is 50 feet wide and runs west from the west right-of-way line of North 16th Street for 360 feet to the east right-of-way line of North 17th Street.</p> <p>The Public Works Department has sanitary sewer located within this portion of Avenue P and have requested an easement be retained across the width of the right-of-way. No adverse comments have been received from any City department or public utility.</p> <p>Two other property owners abut the subject piece of Avenue P, as indicated on the attached map. Both the IDOT and Todd Dinges have been notified about the requested vacation. Mr. Dinges has responded that he is in favor of the request and willing to purchase his portion of right-of-way. No response has been received from IDOT.</p>		
Comments		
<ol style="list-style-type: none">1. This right-of-way is not needed by the City. It is unopen, unimproved and not maintained by the City2. The applicant owns the majority of the property abutting this part of Avenue P. If vacated, their portion of right-of-way will continue to be used as the playground area for the existing childhood center.3. Because of the existing sanitary sewer, an easement will need to be retained.		
Recommendation		
<p>The Community Development Department recommends vacating Avenue P right-of-way lying between North 16th and North 17th Streets and abutting Lots 10 through 18 and Lots 29 through 37, Belmont Addition, subject to a utility easement being retained and subject to all portions of right-of-way being acquired by the abutting property owners.</p>		
<p>Attachments: Street view, location map and aerial view.</p>		
<p>Prepared By: Rebecca Sall, Assistant Planner, Community Development Department</p>		



Looking west from North 16th Street





CASE #SAV-17-001